

VILLAGE OF HARRIMAN PLANNING BOARD MEETING
Regular Meeting
March 20, 2023

Chairwoman Escallier opened the Village of Harriman Regular Meeting of March 20, 2023, at 7:30pm.

PLEDGE OF ALLEGIANCE

ROLL CALL: Chairwoman Irma Escallier, Board Members Jim Kelly, Ron Klare, Neil Murphy, Elban Rivera, John Russo, Engineer; Dominic Cordisco, Attorney; Stephen Giacco, Village Building Inspector and Maria Hunter, Recording Secretary

Member Kelly made a MOTION to accept the Planning Board minutes of January 23, 2023, **SECOND** was made by Member Klare.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Murphy
Member Rivera

NAY: -0-

ABSTAIN: -0-

103-5-1 & 13-5-2, Student Bus Company – Review plans:

Chairwoman Escallier acknowledged the application before the board this evening.

Present: Ira M. Emanuel, Esq, and Eve Mancuso with Brooker Engineers, PLLC. Project narrative from Student Bus Co., Inc is attached.

Present: Planning Board consultant John Russo with Lanc & Tully Engineering & Surveying, his report dated March 13, 2023, is attached.

Ira Emanuel introduced himself as the attorney for the applicant with Eve Mancuso as the Engineer. Student Bus Company is a provider of providing transportation in this area for Monroe Woodbury public school system and other areas for other public-school systems. They have a need for an additional bus depot. They have identified a property on the corner of State Route 17M and Harriman Heights Road. Nice area for parking buses and the ability to expand in the future. We provided a conceptual plan as we consider this as Phase 1. We want to be up front with the board as to the intentions of our project. Phase 2 would be a more permanent situation. We have some ideas as to what we would like to do. Like to hear the board's ideas on this conceptual plan.

Eve Mancuso reviewed the location at the corner of Harriman Heights Road and Route 17M. This intersection has a signal which is beneficial to this plan which will help with the movement of the buses. Phase 1 will utilize the existing building which will eventually be demolished. This site is comprised of 2 lots. What will be demolished is the house and attached shed on the second lot and using the driveway on Harriman Heights Road for access. Along 17M there is no defined curbing. Showing parking for 8 full size buses and 39 van buses. To facilitate having a dispatcher on site and to provide services to the

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drivers they do anticipate bringing in a temporary trailer. This will provide an office for the dispatcher and facilities for the drivers. The trailer would be self-contained, just need temporary electric service. Phase 2 hard connection to the sewer and water in the street when the applicant develops what would be the commercial site. The turning radius of buses was reviewed for movement through the site.

John Russo reviewed his report which is attached. Applicant would need to decide if proceeding with conceptual plan or be referred to the ZBA for interpretation.

Stephen Giacco noted the current state of the existing buildings may not be structurally stable. Property has some water damage; the water and electric services have been terminated.

Discussion about concerns: Time frame between Phases, NYS DOT, Orange County DPW, buffer strips along residential, refuse container locations, signage per code. Phase 1 doesn't comply with zoning.

Dominic Cordisco confirmed if the applicant wants to proceed with the conceptual plan ZBA referral would be needed.

Chairwoman Escallier confirmed that all members of the board agree to conditionally approve and authorize Attorney Cordisco to send a referral letter to the ZBA Board if the applicant requests to go before the ZBA with their current plans.

Stephen Giacco was concerned about gasoline stored on the property for vehicles.

Ira Emanuel thanked the board and consultants for their time this evening.

Orange County GML-239 – Review Intermunicipal Agreement (IMA):

Irma Escallier asked Attorney Dominic Cordisco to give an overview of the proposed IMA.

Dominic Cordisco stated the Orange County Planning Department is looking to streamline submissions for their review. Going forward all 37 municipalities to submit larger projects and/or intermunicipal or regional projects. No downside in doing this, increased flexibility for this board. Less expense and time for the applicant. Recommend this board authorize Chairwoman Escallier sign the agreement.

Member Klare made a MOTION to authorize Chairwoman Escallier to sign the Orange County Intermunicipal agreement. **SECOND** was made by Member Murphy.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Murphy
Member Rivera

NAY: -0-

ABSTAIN: -0-

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Member Klare made a MOTION to enter into a close session with our attorney at 8:04pm. **SECOND** was made by Member Murphy.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Murphy
Member Rivera

NAY: -0-

ABSTAIN: -0-

Member Kelly made a MOTION to return to the Planning Board meeting at 8:14pm. **SECOND** was made by Member Murphy.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Murphy
Member Rivera

NAY: -0-

ABSTAIN: -0-

Member Klare made a MOTION to close the Planning Board meeting of March 20, 2023, at 8:15pm. **SECOND** was made by Chairwoman Escallier.

AYE: Chairwoman Escallier
Member Kelly
Member Klare
Member Murphy
Member Rivera

NAY: -0-

Respectfully Submitted:

Maria C. Hunter, Recording Secretary